

Express Terms
California Code of Regulations
Title 25, Division 1. Housing and Community Development
Chapter 2. Mobilehome Parks and Installations

Legend:

- * Text in single underline includes new text and moved subsections.
 - * Text in ~~single strikeout~~ is deleted text and includes relocated and repealed subsections.
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1. Amend Section 1002.**§ 1002. Definitions.**

Subsection 1002 (a) is unchanged

(b) –B-

Subsection 1002 (b)(1) is unchanged

(2) Building Components. Any subsystem, subassembly, or other system, constructed or assembled in accordance with the provisions of California Factory-Built Housing Law, contained in the California Health and Safety Code commencing with section 19960, designated for use in, or as part of, a an accessory building or structure, which may include structural, electrical, mechanical, plumbing, and fire-protection systems and other systems affecting health and safety. However, "building components" do not include appliances or equipment, such as heaters, stoves, refrigerators, or air conditioners, which have been listed and labeled by an approved testing and listing agency.

Subsection 1002 (b)(3) is unchanged

(c) –C-

(1) Cabana. A freestanding accessory building or structure, or building component of an MH-unit, located immediately adjacent to and intended to increase the living area of that unit, which is a portable, demountable, or permanent room enclosure or other building erected or constructed for habitation. A cabana shall not exceed the size of the unit to which it is an accessory.

Subsections 1002 (c)(2) through (c)(6) are unchanged.

(7) Carport. An accessory structure for vehicle parking, used for shade or weather protection, supported ~~entirely~~ by one or more posts or columns and partially supported by a unit or other accessory structure installed, erected, or used on a lot.

Subsections 1002 (c)(8) through (c)(11) are unchanged.

(12) Combustible. As applied to building construction is any material or construction which does not meet the criteria of noncombustible as defined in subsection (n) of this section.

(13) Common Area. An area, within the boundaries of the park, that is not specific to any lot or space and is under the ownership and control of the park.

~~(13)-(14)~~ Commercial Modular. "Commercial modular" means a structure transportable in one or more sections, designed and equipped for human occupancy for industrial, professional, or commercial purposes, which is required to be moved under permit, and shall include a trailer coach as defined in section 635 of the Vehicle Code. "Commercial coach" has the same meaning as "commercial modular" as that term is defined in section 18001.8 of the Health and Safety Code.

~~(14)-(15)~~ Concrete Block Pier. An assembly of load-bearing, concrete blocks with wooden wedges used to support and level a unit.

~~(15)-(16)~~ Concrete Pier. A concrete load-bearing support that incorporates into its structure an adjustable means of raising and leveling the unit.

~~(16)-(17)~~ Contractor. Any person as defined in Business and Professions Code sections 7026 through 7026.3.

(d) – D-

Subsections 1002 (d)(1) through (d)(3) are unchanged.

(4) Drain Outlet. The discharge end of a unit's or accessory building's or structure's, sewage drainage system.

Subsections 1002 (e) and (f) are unchanged.

(g) – G-

Subsections 1002 (g)(1) and (g)(2) are unchanged.

(3) Gas Piping System, Park. The pipe, equipment and related installations, outside of permanent buildings, units, or accessory buildings or structures, for distributing gas throughout the park.

Subsections 1002 (g)(4) through (g)(10) are unchanged.

Subsections 1002 (h) through (k) are unchanged.

(l) – L-

Subsections 1002 (l)(1) through (l)(7) are unchanged.

(8) Lot Line Change. The alteration, movement, or shifting of a lot line for an existing lot.

(9) Lot Line Creation. The initial establishment of a lot line for a new lot.

(10) Lot Water Service Outlet, Park. That portion of the park's water distribution system, including equipment and devices, provided with a fitting for connecting a unit's water connector.

(m) – M-

Subsection 1002 (m)(1) is unchanged.

(2) Maintenance Inspection. A general park inspection by the enforcement agency, undertaken pursuant to ~~the Health and Safety Code division 13, part 2.1~~ section 18400.1 in effect at the time of the inspection.

Subsections 1002 (m)(3) and (m)(4) are unchanged.

(n) – N-

Subsection 1002 (n)(1) is unchanged

(2) Noncombustible. As applied to building construction is any material which meets the criteria for "noncombustible" as specified in section 215 of the California Building Code.

(3) Nuisance. A "nuisance" is as defined in Civil Code section 3479; a "private nuisance" is as defined in Civil Code section 3481, and "public nuisance" is as defined in Civil Code section 3480 and Penal Code section 370.

Subsections 1002 (o) through (r) are unchanged.

(s) – S-

Subsections 1002 (s)(1) through (s)(7) are unchanged.

(8) Stairway. Any configuration of steps or risers where the run of an individual ~~riser or tread~~ does not exceed thirty (30) inches, and which is designed to enable passage from one elevation to another.

Subsection 1002 (s)(9) is unchanged.

(10) Storage Building. An accessory building ~~exceeding that may exceed~~ 10 feet in height or 120 square feet of gross floor area located on a lot, designed and used solely for storage of the personal equipment and possessions of the unit's occupants. The construction of a storage building shall comply with the California Building Standards Code, and a permit to construct is required from the enforcement agency.

Subsections 1002 (s)(11) through (s)(13) are unchanged.

Subsections 1002 (t) through (z) are unchanged.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18007, 18008, 18008.5, 18008.7, 18009.3, 18010, 18013.4, 18200, 18206, 18213, 18214.5, 18402, 18551, 18554, 18603, 18610, 18612, 18613, 18613.4, 18613.5, 18630, 18640, 18670, 18690, 18691, and 18909, ~~and 19907,~~ Health and Safety Code.

2. Amend Section 1004.

§ 1004. Local Enforcement.

(a) Assumption of responsibility for the enforcement of Parts ~~2.4~~ 2.1 and 2.3 of ~~division~~ Division 13, of the California Health and Safety Code and the provisions of Title 25, California Code of Regulations, ~~division~~ Division

1, ~~chapters Chapters~~ 2 and 2.2, relating to enforcement within parks by a city, county, or city and county, shall be by means of an ordinance of the city council or board of supervisors which shall contain the following information and be subject to department approval:

(1) Indication of assumption of responsibility for enforcement of the Health and Safety Code, Parts 2.1 and 2.3 of ~~division Division~~ 13, and Title 25, California Code of Regulations, ~~division Division~~ 1, ~~chapters Chapters~~ 2 and 2.2.

(2) Name of the agency or agencies delegated enforcement responsibilities.

(3) A statement that the designated local enforcement agency will provide qualified personnel necessary to enforce Parts 2.1 and 2.3, of ~~division Division~~ 13 of the Health and Safety Code, and the provisions of Title 25, California Code of Regulations, ~~division Division~~ 1, ~~chapters Chapters~~ 2 and 2.2, consistent with those laws and regulations. The statement shall include the total number of personnel assigned to the enforcement program.

(4) One copy of any contract, memorandum of understanding, or other document governing delegation of responsibilities and services to a local government agency other than the local government assuming responsibility for Parts 2.1 and 2.3 of ~~division Division~~ 13 of the Health and Safety Code, and Title 25, California Code of Regulations, ~~division Division~~ 1, ~~chapters Chapters~~ 2 and 2.2.

(5) Adoption of the applicable schedule of fees contained in the provisions of Parts 2.1 and 2.3 of ~~division Division~~ 13 of the Health and Safety Code, and Title 25, California Code of Regulations, ~~division Division~~ 1, ~~chapters Chapters~~ 2 and 2.2.

(A) A statement adopting the state program and objectives as contained in Parts 2.1 and 2.3 of ~~division Division~~ 13 of the Health and Safety Code, and Title 25, California Code of Regulations, ~~division Division~~ 1, ~~chapters Chapters~~ 2 and 2.2.

(B) A description of existing parks within the local jurisdiction, including conditions and type of park.

(C) Specific local objectives, program plan and timetable designed to achieve enforcement compliance.

(6) Effective date of assumption of enforcement.

(b) One certified copy of the ordinance shall be forwarded to the Administrative Office of the Division of Codes and Standards, P.O. Box 1407, Sacramento, CA 95812-1407 not less than thirty (30) days before the designated effective date of assumption of enforcement.

(c) A statement that the following forms provided by the department will be used:

(1) HCD 500A, Application for Permit to Operate;

(2) HCD 503B, Annual Permit to Operate;

(3) HCD 513B, Manufactured Home or Mobilehome Installation Acceptance;

(4) HCD 513C, Certificate of Occupancy.

(d) The department shall determine the local agency's knowledge and ability to apply the requirements of Title 25, California Code of Regulations, ~~division Division~~ 1, ~~chapters Chapters~~ 2 and 2.2 of this division, and the applicable Health and Safety Code requirements. The department's determination may include, but is not limited to, verification of the local agency's ability and knowledge through performance of activities that may include inspection, records review, and interviews of assigned personnel.

(e) Upon completion of the transfer, the new enforcing agency shall notify, in writing, the parks within its jurisdiction of the change in enforcement and the designated department or departments responsible for enforcement and permit issuance.

(f) Every enforcement agency shall comply with the verification of eligibility to receive public benefit requirements of Title 25, California Code of Regulations, ~~division Division~~ 1, ~~chapter Chapter~~ 5.5, commencing with section 5802, of applicants for permits to operate mobilehome parks or special occupancy parks.

(g) Notwithstanding the provisions of section 1005.5 of this article, in order to ensure that the orderly transition of assumption of enforcement occurs when a park, or permanent building within a park, is under construction, the enforcement agency issuing the permit to construct shall retain enforcement authority for the specified project through completion of those permits. All other enforcement responsibilities shall be transferred on the date as determined by the department.

~~(g)~~ (h) The local enforcement agency shall send a copy of each permit to operate it has renewed, within thirty (30) days after renewal to the department's Division of Codes and Standards, at the address designated by the department at the time of assumption.

~~(h)~~ (i) When a local enforcement agency proposes changes in the local division or personnel responsible for enforcing the provisions of this chapter, ~~chapter~~ Chapter 2.2 and sections 18200 through 18874 of the Health and Safety Code, that agency shall notify the department at least thirty (30) days prior to the proposed date of the changes. The department may perform a reevaluation to determine whether the personnel have the required knowledge and ability as required in subsection (d) of this section.

~~(i)~~ (j) When a local enforcement agency changes its address, phone number, or contact person, it shall notify the Administrative Office of the department in writing within thirty (30) days of the change.

NOTE: Authority cited: Sections 18300, 18613, and 18865, Health and Safety Code. Reference: Title 8 U.S.C. Sections 1621, 1641 1642; and Sections 18207, 18300, 18505, 18506, 18613, and 18865, Health and Safety Code.

3. Amend Section 1018.

§ 1018. Permits Required.

(a) No person shall erect, construct, reconstruct, install, replace, relocate or alter any building, structure, accessory building or structure, or building component; any electrical, mechanical, or plumbing equipment; any fuel gas equipment and installations, or fire protection equipment; or installations of, or within, a park, or a lot, or perform any grading, unless exempted from obtaining a grading permit pursuant to Appendix 33 of the California Building Code, without first obtaining a written construction permit from the enforcement agency.

(b) No person shall create or change a lot line within a park without first obtaining a permit from the enforcement agency pursuant to the requirements of section 1105 of this chapter.

~~(b)(c)~~ (c) Any person issued a notice indicating violations pursuant to this subsection (a), shall obtain a the required permit to construct from the enforcement agency and provide the appropriate fees as prescribed in this article.

~~(c)(d)~~ (d) The enforcement agency shall not require a permit to construct for the following work, when the construction is performed in a workmanlike manner, does not present a hazard, and otherwise complies with the requirements of this chapter:

- (1) Minor maintenance and repair including the replacement of existing utility metering devices.
- (2) Previously installed portable air conditioning equipment reinstalled with the unit installation.
- (3) The installation of a storage cabinet of ~~120 square feet or less in floor area~~ on a lot.
- (4) Construction or installation of a stairway having a landing not to exceed twelve (12) square feet.
- (5) A landing not more than twelve (12) square feet in area.
- (6) Construction or installation of a window or door awning.

(7) Construction or installation of removable insect screening, ~~or flexible plastic~~ or other similar pliable material used as an awning or as awning or carport enclosures.

(8) Construction or installation of a retaining wall less than four (4) feet in height measured from the bottom of the footing to the top of the wall, unless it is supporting a surcharge. For the purpose of this section, a surcharge is any additional soil or load placed on the existing soil retained by the wall.

(9) Construction or installation of a patio, as defined in section 1002(p)(3).

(10) Fences not over six (6) feet high.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18500, 18507, 18551, 18610, 18610.5, and 18613, Health and Safety Code.

4. Adopt Section 1019.**§ 1019. Installation of Factory-built Housing in Parks.**

(a) Factory-built housing, meeting the requirements of Division 13, Part 6 of the California Health and Safety Code, may be installed on a lot in a park only if all of the following conditions apply:

- (1) the park was constructed on or after January 1, 1982,
 - (2) the park is granted a zone designation or a conditional use permit authorizing this type of permanent occupancy,
 - (3) it is installed on a foundation system,
 - (4) it does not exceed two (2) stories in height, and
 - (5) it is located in a specific, separate designated section of the park defined in the park's rules or regulations.
- (b) The local jurisdiction where the park is located shall be the enforcing agency for the inspection of the installation of factory-built housing in a park. Notwithstanding section 19993 of the Health and Safety Code, the location, lot, and setback requirements of this chapter shall apply to factory-built housing installed in parks.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18611, 19971, 19992, and 19993, Health and Safety Code.

5. Amend Section 1020.4.**§ 1020.4. Fees for Standard Plan Approval Accessory Buildings and Structures and Building Component Permits.**

(a) The following permit application fees shall apply for accessory buildings and structures, and building components that have a standard plan approval:

- (1) Permit issuance fee. Twenty dollars (\$20).
- (2) Plan resubmission fee. Ten dollars (\$10).
- (3) Reinspection fee. Sixty dollars (\$60) provided the reinspection is not more than one (1) hour, plus thirty dollars (\$30) for each additional half (½) hour or fraction of thirty (30) minutes after the first hour.

(b) Construction ~~or alteration~~ permit fees for accessory buildings and structures that have a standard plan approval from the department are as follows:

- | | |
|--|---------|
| (1) Each cabana or ramada | \$95.00 |
| (2) Each private garage | 95.00 |
| (3) Each awning or carport | 30.00 |
| (4) Each porch | 30.00 |
| (5) Each fence over six feet in height | 30.00 |

(c) Fees for accessory buildings and structures, and building components that do not have the department's standard plan approval issued in accordance with section 1020.9 of this article, shall be determined using the valuation table contained in section 1020.7 of this article.

(d) Electrical, mechanical, and plumbing permit fees for installations in accessory buildings or structures or building components shall not exceed those contained in this chapter.

(e) Plan check fees shall not be required for accessory buildings or structures for which a standard plan approval has been obtained from the department.

NOTE: Authority cited: Section 18300, 18502.5, and 18552, Health and Safety Code. Reference: Sections 18300, 18500, 18502, 18502.5, 18503, and 18552, Health and Safety Code.

6. Amend Section 1104.**§ 1104. Lot Address Identification and Lot Line Marking.**

(a) All lots shall be identified by letters, numbers, or street address numbers. The lot identification shall be in a conspicuous location facing the roadway. If the lot identification number is to be installed on a wall surface of the unit, the wall surface nearest the roadway shall be used.

(b) All lots shall be defined by permanent corner markers. Corner markers shall be visible at grade and shall be installed in a manner that does not create a hazard.

(c) Permanent corner markers shall be any of the following:

(1) Pressure-treated wood, or wood of natural resistance to decay and insects, as specified in the California Building Code, at least two (2) by two (2) inches in nominal dimension, driven into the ground to a depth of at least eighteen (18) inches, or six (6) inches if it is surrounded by a concrete pad at least four (4) inches in diameter and at least six (6) inches in depth.

(2) Metallic pipe or rods protected from corrosion by galvanizing, paint, or a protective coating which resists corrosion, and is driven into the ground to a depth of at least eighteen (18) inches or is driven into the ground to a depth of at least six (6) inches when it is surrounded by a concrete pad at least four (4) inches in diameter and at least six (6) inches in depth.

(3) Schedule 40 or better PVC, ABS, or CPVC pipe driven into the ground to a depth of at least eighteen (18) inches, or driven into the ground to a depth of at least six (6) inches, when it is surrounded by a concrete pad at least four (4) inches in diameter, and at least six (6) inches in depth.

(4) Saw cuts, blade marks, or scribe marks in a concrete or asphalt curb or roadway which are different in depth and nature than expansion joints.

(5) A nail with either a metal washer or surveyor's marker, which is either driven or embedded into concrete or asphalt, curbs or streets.

~~(d) Lot lines shall not be created, moved, shifted, or altered without the written authorization of the registered owners of the units on the lots affected, if any, and the local planning agency. For the purpose of this subsection, the local planning agency may issue a formal statement in writing that it is not objecting to the lot line creation, alteration, or movement.~~

~~(e)~~ To determine the edge of a lot bordering a roadway with curbing, the lot ends at the beginning of the curbing; curbing is part of the roadway.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18610, 18610.5, and 18612, Health and Safety Code.

7. Adopt Section 1105.**§ 1105. Lot Line Changes.**

(a) Compliance with this section shall be required for any lot line change within a park. Compliance with this section shall not be required for any lot line creation; however, notwithstanding any other provision of this chapter, a lot line creation shall comply with the requirements of section 1020.6.

(b) The park owner or operator must submit to the enforcement agency a written application for a lot line change, along with all of the following:

(1) three (3) copies of a detailed plot plan with an identified date of preparation and measurements, indicating both the existing and proposed locations of the lot lines, which shall include all of the following:

(A) the locations of and distances between any units, accessory buildings or structures, or other built improvements on the affected lots (such as patios or parking areas), within ten (10) feet of the current and proposed lot lines;

(B) the distances from all existing and proposed lot lines of the lots on which those units, buildings or structures, or other improvements are located;

- (C) the number of lots affected;
- (D) the addresses or other identifying characteristics of those affected lots;
- (E) proof of delivery of copies of the plot plan to all the registered owners of the units on the affected lots by registered or certified mail, sent by at least first class mail; and
- (F) the type(s) of marking(s) used to designate the existing and proposed lot line locations.
- (2) the names and residence addresses of the registered owners of the units on the lots affected by the lot line change and the addresses or other identification of their units' lots if different than the residence address;
- (3) a copy of the original written authorization, signed and dated by each of the registered owners of the units on the lots affected by the lot line change, that includes the following statement:
 - I, [name of registered owner(s)], have received a copy of the plot plan dated [date of plot plan] proposing to change a lot line affecting the lot where my unit is located and I/we approve of the proposed change in the location of the lot line(s) as detailed on the plot plan.
- (4) A written statement signed and dated by the park operator or the operator's agent that the lot line change is substantially consistent in all material factors with both of the following:
 - (A) all health and safety conditions imposed by the local government as a condition of the initial construction of that space or the park; and
 - (B) prior applicable local land use requirements for the park; and
 - (5) the applicable permit fee as specified in section 1020.7 of this chapter.
- (c) When the department is the enforcement agency and the number of lots in the park is increased or decreased by the change in lot lines pursuant to this section, the applicant shall deliver a written notice to the local planning agency, by personal delivery or by registered or certified mail, of the proposed change in the number of lots prior to or concurrent with its submission of the application to the department and provide a statement attesting to that delivery and the proof of delivery by either a stamped receipt or the proof of service by registered or certified mail. The notice shall include one copy of all the information required by paragraphs (1) through (4) of subsection (b) and the office address of the department's area office performing the inspection.
- (d) The enforcement agency shall perform an on-site inspection prior to approval of a lot line change or creation, in order to ensure consistency with this chapter and the application. Any existing lot line markings shall remain in place until after approval by the enforcement agency for the lot line change. At the time of inspection the applicant, or his or her designee, shall permanently mark the new lot line or lot lines pursuant to section 1104 of this chapter and eradicate any preexisting lot line markings. No approval shall be given for lot line changes without identification to the satisfaction of the enforcement agency of the existing lot line locations.
- (e) Following approval of the lot line change by the enforcement agency, the enforcing official shall sign and date the submitted plot plan signifying its approval. Copies of that approved plot plan shall then be given by the applicant to the registered owners of the units on all the affected lots.
- (f) No lot line shall be created, moved, shifted, or altered if the lot line creation or change will place a unit or accessory building or structure in violation of any provision of this chapter or any other applicable provision of law.

NOTE: Authority cited: Sections 18300, 18610, and 18612, Health and Safety Code. Reference: Sections 18501, 18610, 18610.5, and 18612, Health and Safety Code.

8. Amend Section 1106.

§ 1106. Roadways.

All roadways shall have clear and unobstructed access to a public thoroughfare, except that a roadway may have security gates, if such security gates are not in violation of local government requirements.

- (a) In parks, or portions thereof, constructed prior to September 15, 1961,
 - (1) each unit shall have access from the lot to a roadway of not less than fifteen (15) feet in unobstructed width.
 - (2) No vehicle parking shall be allowed on roadways less than twenty-two (22) feet in width. If vehicle parking

is permitted on one side of the roadway, the roadway shall be a minimum of twenty-two (22) feet in width. If vehicle parking is permitted on both sides of the roadway, the roadway shall be not less than thirty (30) feet in width.

(b) In parks constructed on or after September 15, 1961,

(1) each unit shall have access from the lot to a two-way roadway of not less than twenty-five (25) feet, or one lane, one-way roadway not less than fifteen (15) feet in unobstructed width.

~~(e)(2)~~ No vehicle parking shall be allowed on one-way, one-lane roadways less than twenty-two (22) feet in width. If vehicle parking is permitted on one side of a one-lane roadway, the roadway shall be a minimum of twenty-two (22) feet in width. If vehicle parking is permitted on both sides of a one-lane roadway, the roadway shall be at least ~~twenty-nine (29)~~ thirty (30) feet in width.

~~(d)(3)~~ No vehicle parking shall be allowed on two-lane, two-way roadways less than thirty-two (32) feet in width. If vehicle parking is permitted on one side of a two-way roadway, the roadway shall be a minimum of thirty-two (32) feet in width. If vehicle parking is permitted on both sides of a two-way roadway, the roadway shall be at least forty (40) feet in width.

~~(e)(c)~~ Roadways designed for vehicle parking on one side shall have signs or markings prohibiting the parking of vehicles on the traffic flow side of the roadway, to provide a continuously open and unobstructed roadway.

~~(f)(d)~~ A two-way roadway divided into separate, adjacent, one-way traffic lanes by a curbed divider or similar obstacle, shall be not less than fifteen (15) feet in unobstructed width on each side of the divider.

~~(g)(e)~~ In parks ~~which were~~ constructed after September 23, 1974, ~~and~~ which contain not more than three (3) lots, each unit shall have access from the lot to a roadway that is not less than twenty (20) feet in unobstructed width.

NOTE: Authority cited: Sections 18300, 18610, and 18612, Health and Safety Code. Reference: Sections 18610 and 18612, Health and Safety Code.

9. Amend Section 1110.

§ 1110. Occupied Area.

(a) The occupied area of a lot, consisting of the unit, and all accessory buildings and structures, including, but not limited to awnings, stairways, ramps and storage cabinets, shall not exceed seventy-five (75) percent of the lot area.

(b) For purposes of this chapter, patios and paved or concreted areas on grade, and the area of accessory buildings or structures located under awnings or carports, are not included in the measurement of the occupied area.

NOTE: Authority cited: Sections 18300 and 18691, Health and Safety Code. Reference: Sections 18610 and 18691, Health and Safety Code.

10. Amend Section 1112.

§ 1112. Required Toilet and Shower Facilities.

(a) Toilets, showers, and lavatories shall be provided as follows:

~~(b) (1)(A)~~ In parks constructed ~~on or after~~ before July 7, 2004, ~~containing dependent lots or and operated for allowing dependent and independent~~ units the following minimum ratio of toilets, showers, and lavatories for each gender shall be maintained:

| Lots | Toilets | Showers | Lavatories |
|-------|---------|---------|------------|
| 1-25 | 1 | 1 | 1 |
| 26-70 | 2 | 2 | 2 |

One additional toilet shall be provided for each gender, for each one hundred (100) additional lots, or fractional part thereof in excess of seventy (70) lots.

(B) In parks constructed on or after July 7, 2004, containing dependent lots or ~~and operated for allowing dependent and independent units~~, at least one (1) toilet, shower, and lavatory, for each gender, for each twenty-five (25) lots shall be maintained.

(4) ~~(2)~~ Independent, individually enclosed, lockable facilities for a single toilet and lavatory or shower, may be designated as unisex on an equal one ~~(1)~~ to one (1) ratio to gender designated facilities, as described in this section, provided the number of gender designated facilities remains equal.

~~(2)~~ ~~(3)~~ Sufficient toilets shall be reserved for the exclusive use of the occupants of the lots in the park.

~~(3)~~ ~~(4)~~ Parks constructed and operated exclusively for independent units need not provide public toilets, showers, or lavatories.

~~(4)~~ ~~(5)~~ Toilets, lavatories, and showers shall be within five hundred (500) feet of all dependent unit lots or lots not provided with a lot water service outlet and a three (3) inch lot drain inlet.

~~(5)~~ ~~(6)~~ Toilet, lavatory, and shower facilities shall be separated and distinctly marked for each gender or unisex.

~~(6)~~ ~~(7)~~ Showers shall be provided with hot and cold running water. Each shower shall be contained within a separate compartment. Each shower compartment shall be provided with a dressing area of not less than six (6) square feet of floor area that shall have hooks for hanging clothing and a bench or chair for use by the occupant.

~~(7)~~ ~~(8)~~ Toilets shall be installed in separate compartments.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18620, 18630, and 18640, Health and Safety Code.

11. Amend Section 1120.

§ 1120. Rubbish and Accumulation of Waste Material.

(a) Occupants shall keep the lot area and the area under, around, or on their unit and accessory buildings or structures free from an accumulation of refuse, rubbish, paper, leaves, brush or other combustible material.

(b) Waste paper, hay, grass, straw, weeds, litter, or combustible flammable waste, refuse, or rubbish of any kind shall not be permitted, by the park owner or operator, to remain upon any roof or on any vacant lot, open space, or common area.

(c) The park area shall be kept clean and free from the accumulation of refuse, garbage, rubbish, excessive dust, or debris.

(d) The park operator shall ensure that a collection system is provided and maintained, with covered containers, for the safe disposal of refuse, rubbish, or leaves.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18610 and 18691, Health and Safety Code.

12. Amend Section 1134.

§ 1134. Electrical Requirements.

(a) Except as otherwise permitted or required by this article, all electrical equipment and installations outside of permanent buildings in parks shall comply with the requirements for installations of 600 volts or less found in the California Electrical Code.

(b) All park-owned overhead electrical equipment supply conductors and supporting structures used for supplying the of park electrical systems shall comply with the applicable requirements of the current California Public Utilities Commission Rules for Overhead Electrical Line Construction, General Order No. 95.

(c) All park-owned underground electric equipment supply conductors used for supplying the of park electrical systems shall comply with the applicable requirements of the current California Public Utilities Commission, Rules for Underground Electrical Supply and Communications Systems, General Order No. 128.

(d) All additions or alterations to existing or new parks shall have plans submitted in compliance with section 1034 of this chapter.

(e) Except as otherwise permitted or required, all high voltage (exceeding 600 volts) electrical installations outside of permanent buildings within parks, shall comply with the applicable requirements of Title 8, California Code of Regulations, Chapter 4, Subchapter 5, Group 2, High Voltage Electrical Safety Orders.

(f) If there is any conflict between the provisions of this chapter and the California Electrical Code, the provisions of this chapter shall prevail.

Note: General Order Numbers 95 and 128 may be obtained from the California Public Utilities Commission (CPUC), Technical Library, 505 Van Ness Ave., San Francisco, CA 94102 or by calling the CPUC at (415) 703-1713. They may also be viewed on line at www.cpuc.ca.gov.

NOTE: Authority cited: Sections 18300 and 18670, Health and Safety Code. Reference: Sections 18610 and 18670, Health and Safety Code.

13. Amend Section 1152.

§ 1152. Ground-Fault Protection.

Ground-fault protection of park service equipment shall be provided for solidly grounded wye electrical services of more than 150 volts to ground, but not exceeding 600 volts phase-to-phase for each service disconnecting means rated at 1,000 amperes or more. Each service disconnecting means rated 1000-amperes or more shall be performance tested when first installed, as required by the California Electrical Code, section 230-95. The test shall be conducted in accordance with approved instructions, which shall be provided with the equipment. A written record of this test shall be made and shall be available to the enforcement agency.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18670, Health and Safety Code.

14. Amend Section 1183.

§ 1183. Access to Electrical Equipment.

All park or lot service equipment shall be accessible by an unobstructed entrance or passageway not less than twenty-four (24) inches in width and ~~eighty (80)~~ seventy-eight (78) inches high and shall have a working space not less than thirty (30) inches wide and thirty-six (36) inches deep in front of and centered on the service equipment. The lot service equipment shall be located and maintained not less than twelve (12) inches nor more than ~~eighty (80)~~ seventy-eight (78) inches above the stabilizing pad.

EXCEPTION: parks constructed prior to July 1, 1979, shall have a working space not less than thirty (30) inches wide and thirty (30) inches deep in front of and centered on the service equipment.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550 and 18670, Health and Safety Code.

15. Amend Section 1185.

§ 1185. Electrical Appliances, Equipment, and Air Conditioning.

(a) When electrical equipment or fixed appliances are installed to serve a unit, an accessory building or structure, or building component, the installation shall be supplied by one of the following methods:

(1) By an individual branch circuit from the unit terminating in a single outlet or junction box, provided a permit is obtained from the department for the alteration to the unit. An alteration permit shall be obtained from the department pursuant to the requirements of Title 25, California Code of Regulations, Chapter 3, section 4042.

(2) By means of a permanent wiring method to the lot electrical service equipment, provided the lot service equipment is designed and listed for the additional load.

(b) When central air-conditioning equipment is proposed to be installed on a unit which was not originally designed for central air conditioning, an alteration permit shall be obtained from the department pursuant to the requirements of Title 25, California Code of Regulations, Chapter 3, section 4042. A permit to alter the unit is required, provided the unit bears or is required to bear the department's insignia of approval, or a HUD label of approval.

(c) If the park electrical system or the feeder supplying the lot electrical service equipment does not have the ampacity to supply the air-conditioning equipment in addition to its connected load, a permit to construct, as required in section 1018 of this chapter, shall be obtained for alteration of the required service supply and equipment.

(d) All electrical appliances and equipment not located in a weatherproof structure or protected from the weather must be approved for use in wet locations.

NOTE: Authority cited: Sections 18300 and 18670, Health and Safety Code. Reference: Sections 18550 and 18670, Health and Safety Code.

16. Amend Section 1212.

§ 1212. Prohibited Location of Tanks.

(a) No LPG tank greater than five (5) U.S. gallons shall be stored or located in any of the following locations:-

(1) within five (5) feet of any source of ignition (lot electrical service is not a source of ignition);

(2) within five (5) feet of any mechanical ventilation air intake;

(3) under any unit or habitable accessory building; or

(4) within any structure or area where three (3) or more sides are more than fifty (50) percent closed.

inside of or beneath any storage cabinet, cabana, awning, carport, ramada, accessory building or structure, building component, unit, or any other structure in a park unless installed on a recreational vehicle in accordance with ANSI standard A119.2.

(b) No LPG tank shall be filled within ten (10) feet of a source of ignition, openings into direct-vent (sealed combustions system) appliances, or any mechanical ventilation air intake.

(c)Exception: An LPG system within a motor-driven vehicle or recreational vehicle is exempt from the separation requirements of subsections (a) and (b). A motor-driven vehicle containing a liquefied petroleum gas system may be located beneath a carport when parked in accordance with the provisions of section 1118 of this chapter.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

17. Adopt Section 1276.

§ 1276. Pressure.

(a) Parks constructed between July 11, 1979 and July 6, 2004, shall have water distribution systems capable of providing a pressure not less than fifteen (15) pounds per square inch at each lot at maximum operating conditions. Parks constructed before and after the above dates must be capable of maintaining twenty (20) pounds per square inch at maximum operating conditions.

(b) The testing of a water system in a park to determine the maximum operating condition shall be either performed at the reported time of maximum water pressure loss, if within normal business hours, or measured with twenty-five (25) percent of the required lot water supply outlets, as defined in section 1308 of this chapter, open with the pressure metering device at the end of the tested line.

NOTE: Authority cited: Sections 18300 and 18630, Health and Safety Code. Reference: Section 18630, Health and Safety Code.

18. Amend Section 1319.

§ 1319. Private Fire Hydrant Compliance For Park Operation.

(a) Permits to operate shall not be issued for parks with private fire hydrants that do not meet the requirements of this article.

(b) When applying for or renewing a permit to operate, the park operator shall submit the original form prescribed in subsection 1317(a) to the enforcement agency, as defined in this article, and a copy forwarded to the fire agency responsible for fire suppression in the park.

(c) Provided a park meets all other requirements for obtaining or renewing a permit to operate, a permit to operate may be issued to a park where the form prescribed in subsection 1317(a), has been submitted to the enforcement agency and one of the following options exists:

(1) the form shows no violations;

(2) the water flow test reveals a water flow less than that specified in subsection 1316(c) of this article, and the park operator has obtained ~~a waiver allowing~~ an approval for the continued use of the existing private fire hydrant from the fire agency responsible for fire suppression in that park, pursuant to subsection 1318(b);

(3) a construction permit has been obtained and activity maintained to ensure the private fire hydrant meets the minimum requirements of this article; or

(4) all violations of section 1316 are corrected, and a revised or final form as prescribed in subsection 1317(a), verifying the correction, has been submitted to the enforcement agency- or

(5) the system meets or exceeds the requirements approved at the time of its construction.

(d) Refusal to issue a permit to operate pursuant to this subsection shall not preclude a park enforcement agency from pursuing other enforcement remedies as provided ~~by law~~ by law, or the fire agency from pursuing enforcement remedies provided by applicable laws or ordinances.

(e) The enforcement agency shall maintain, for a minimum of six (6) years, all copies of the form prescribed in subsection 1317(a), which shall be available for review by the department.

NOTE: Authority cited: Sections 18300 and 18691, Health and Safety Code. Reference: Section 18691, Health and Safety Code.

19. Amend Section 1320.

§ 1320. Application and Scope.

(a) The requirements of this article shall apply to the installation of MH-units ~~and commercial modulars~~ and shall apply to all parts of the state within and outside of parks.

(b) Installation provisions that apply to manufactured homes shall apply equally to multi-unit manufactured housing installations subject to California Health and Safety Code section 18008.7, this chapter and any other applicable laws or regulations.

(c) The requirements of this article also apply to any MH-unit ~~or commercial modular~~ reinstallation or any alteration, addition or changes to an original or prior MH-unit ~~or commercial modular~~ installation.

(d) These installation requirements do not apply to recreational vehicles or to MH-units set up for display on dealer sales lots. However, MH-units displayed as sales models in parks shall comply with the requirements of this chapter.

(e) An installation or reinstallation on a different lot pursuant to Health and Safety Code section 18613, shall include the following:

(1)(A) A tiedown system consisting of listed tiedown assemblies installed as required by section 1336.2 of this article, or

(B) An engineered tiedown system designed by an engineer or architect in compliance with section 1336.3 and installed according to the engineered plans and specifications; and

(2) If concrete piers or steel piers are used in the support system for the MH-unit ~~or commercial modular~~, mechanical connection of the piers to the MH-unit ~~or commercial modular~~ and of the piers to their footing in compliance with the requirements of section 1334.1.

(f) Existing construction, connections, and installations of MH-units ~~and commercial modulars~~ made before the effective date of the requirements of this chapter, may continue in use so long as they were in compliance with requirements in effect at the date of their installation and are not found to be substandard.

(g) Sections 1333 and 1333.5 of this article apply to commercial modulars installed on foundation systems and are applicable to all parts of the state both within and outside of parks.

NOTE: Authority: Sections 18300, 18551, 18613, and 18613.4, Health and Safety Code. Reference: Sections 18008.7, 18045.6, 18551, 18613, and 18613.4, ~~and 18008.7~~, Health and Safety Code.

20. Amend Section 1330.

§ 1330. Unit Separation and Setback Requirements Within Parks.

(a) In parks, or portions of parks, constructed prior to September 15, 1961, units shall not be located closer than six (6) feet from any permanent building or another unit.

(b) In parks, or portions of parks, constructed on or after September 15, 1961, minimum ~~setback and~~ separation distance shall be as follows:

(1) from a unit to any permanent building, ~~shall not be~~ less than ten (10) feet.

(2) from a unit to any other unit, ~~shall not be~~ less than:

(A) ten (10) feet from the side of one unit to the side of an adjacent unit; ~~;~~

(B) eight (8) feet from the side of one unit to the front or rear of an adjacent unit; ~~;~~ and

(C) six (6) feet from the front or rear of one unit to the front or rear of an adjacent unit.

(c) A minimum setback of three (3) feet shall be maintained from the unit or the unit's projection or eave overhang and the adjacent lot line or property line unless it is bordering a roadway. Projections or eave overhangs shall not extend beyond a lot line bordering a roadway.

(d) Unit projections or eave overhangs may intrude into the minimum distances required for separation ~~or setback~~, where separations requirements between units, as defined in subsection (b) of this section, are greater than six (6) feet, provided not less than a six (6)-foot separation is maintained between the edge of any unit projection or eave overhang, and an adjacent unit, permanent building, or combustible accessory building or structure and its projection, or eave overhang.

(e) Lot lines shall be identified as prescribed by section 1104.

(f) Units installed outside of parks shall comply with local requirements for setbacks and separations and shall not be required to have greater setbacks or separation than other similar dwellings within the local agency's jurisdiction.

(g) Setback and separation requirements for accessory buildings and structures or building components are contained in section 1428 of Article 9.

NOTE: Authority cited: Sections 18300 and 18610, Health and Safety Code. Reference: Sections 18300, 18551, 18610, and 18613, Health and Safety Code.

21. Amend Section 1352.**§ 1352. Electrical Feeder Assembly.**

(a) An MH-unit shall be connected to the lot service equipment by one (1) of the following means:

(1) Listed power supply cord, approved for mobilehome use.

(2) Feeder assembly.

(b) An MH-unit with a calculated electrical load of 40-amperes or 50-amperes may be connected to the lot service equipment with a listed power supply cord.

(c) The power supply cord shall bear the following markings:

"For mobilehome use - 40 amperes" or "For mobilehome use - 50 amperes" as appropriate.

EXCEPTION: An MH-unit, equipped with an existing power supply cord not listed for MH-units may have its use continued, provided:

(1) The power supply cord used shall be listed: Type SO, ST, or STO.

(2) The power supply cord shall not be spliced.

~~(2)~~(3) The male attachment plug shall conform to provisions of Article 550 or 551 of the California Electrical Code.

(d) An MH-unit, with a calculated load in excess of 50-amperes, shall be connected to the lot service equipment by one (1) of the following:

(1) An MH-unit, equipped with an overhead service drop, shall be connected by four (4) continuous, insulated conductors.

(2) An MH-unit equipped for an underfloor feeder assembly shall be connected to the lot service equipment by means of a feeder assembly consisting of four (4) continuous, insulated, color-coded, feeder conductors suitable for wet locations, installed in an approved conduit. Connection at the MH-unit shall be a flexible connection of at least thirty-six (36) inches in length.

(3) Conductors for an overhead installation or conductors for an MH-unit feeder assembly used for underfloor installation shall be sized as follows:

(A) Conductors shall be sized in accordance with the requirements of the MH-unit manufacturer's approved installation instructions.

(B) If the manufacturer's installation instructions are not available, the conductors shall be sized for the electrical load shown on the MH-unit electrical label.

(C) In the absence of an electrical label on the MH-unit or the MH-unit manufacturer's approved installation instructions, the conductors shall be sized in accordance with the calculated load as determined by the provisions of the California Electrical Code, Articles 1, 2, and 3.

(e) The feeder assembly shall be installed above ground to be kept from direct contact with the earth.

(f) Only one (1) power supply connection to an MH-unit for each dwelling unit shall be permitted. Where electrical service equipment is provided as a part of an MH-unit, the power supply connection shall be made in accordance with applicable provisions of the California Electrical Code, Articles 1, 2, and 3.

(g) Power supply cords shall not be buried or encased in concrete.

(h) Feeder conductors shall be run in an approved rigid raceway if buried or encased in concrete.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18550 and 18613, Health and Safety Code.

22. Amend Section 1428.**§ 1428. Location.**

(a) In parks, accessory buildings or structures, or any part thereof, on a lot shall maintain the following setbacks from lot lines:

(1) When constructed of noncombustible materials:

(A) may be up to the lot line, provided a minimum three (3)-foot clearance is maintained from any other unit, accessory building or structure, or building component on adjacent lots.

(2) When constructed of combustible materials:

(A) a minimum three (3)-foot clearance from all lot lines, and

(B) a minimum six (6)-foot clearance from any other unit, accessory buildings or structures, or building components on adjacent lots constructed of combustible materials.

(b) Cabanas shall meet the location requirements for MH-units, as referenced in section 1330 of this chapter.

(c) Location requirements governing private garages and storage buildings are contained in section 1443.

(d) Stairways with landings less than twelve (12) square feet may be installed to the lot line, provided they are located a minimum of three (3) feet from any unit or accessory building or structure on an adjacent lot including another stairway.

(e) Fencing of any material, that meets the requirements of section 1514 of this article, may be installed up to a lot line.

(f) No portion of an accessory building or structure, or building component shall project over or beyond a lot line.

(g) Any accessory building or structure, or building component may be installed up to a lot line bordering a roadway provided there is compliance with section 1110 of this chapter.

(h) Wood awning or carport support posts four (4) inches or greater in nominal thickness may be located up to a lot line provided the remainder of the awning or carport is composed of noncombustible material.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

23. Amend Section 1429.

§ 1429. Required Exits.

(a) An enclosed accessory building or structure or building component may be constructed or installed to enclose an emergency exit window from a sleeping room within a unit provided ~~all the following conditions are met:~~

~~(1) The required unit exit doors terminate outside the unit without exitway through the accessory building or structure or building component.~~

~~(2) Any room within the accessory building or structure or building component enclosed area adjacent to the emergency exit window from the unit, shall have~~ has ~~a door not less than twenty-eight (28) inches in width and seventy-four (74) inches in height providing direct access provided as an exit to the outside.~~

(b) An accessory building or structure which encloses a required exit doorway from an MH-unit shall have an exit path and exit that does not violate the exit facilities requirements for the manufactured home, as contained in the Manufactured Home Construction and Safety Standards, 24CFR, Part 3280.105.

NOTE: Authority cited: Sections 18300 and 18029, Health and Safety Code. Reference: Sections 18029, 18552, and 18610, Health and Safety Code.

24. Amend Section 1443.**§ 1443. Private Garages and Storage Buildings.**

(a) A private garage or storage building may be located immediately adjacent to a unit if the interior of the garage or storage building wall adjacent to the unit is constructed of materials approved for one (1) hour fire-resistant construction. If there are openings which are not one (1) hour fire-rated in the unit wall adjacent to the garage or storage building wall, a minimum of three (3) feet of separation shall be maintained. A minimum of six (6) feet of separation shall be maintained between the unit and a private garage or storage building which does not meet the requirements for one (1) hour fire-resistant construction.

(b) A three (3) foot separation shall be maintained from a private garage or storage building and any lot line which does not border on a roadway.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

25. Amend Section 1464.**§ 1464. Cabana-Energy Standards.**

The energy requirements for cabanas ~~are contained in the California Energy Code as applicable to dwellings~~ shall comply with the following:

(a) For cabanas with a total floor area of 600 square feet or less, the applicable minimum requirements in the "Mandatory Measures Checklist: Residential, MF-1R" dated August 2001, or as thereafter amended by the Commission, as set forth in the "Residential Manual for Compliance with California's 2001 Energy Efficiency Standards", to the extent applicable to construction materials, appliances or fixtures within the cabana. Exception: "Cool Roof" material shall not be required for cabana construction.

(b) For cabanas with a total floor area of more than 600 square feet, the minimum requirements in the California Energy Code as applicable to residential dwellings for the zone in which the cabana will be located, to the extent applicable to construction materials, appliances, or fixtures within the cabana. Exception: "Cool Roof" material shall not be required for cabana construction.

(c) The enforcement agency may develop and use or provide as informational guidelines energy standard charts implementing or specifying the California Energy Code requirements which are otherwise used for construction within the jurisdiction of the enforcement agency.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

26. Amend Section 1468.**§ 1468. Awning-Design and Construction.**

(a) An awning and its structural parts, except cloth, canvas, or similar flexible materials, shall be designed, constructed, and erected to adequately support all dead loads plus a minimum vertical live load of ten (10) psf except that snow loads shall be used where snow loads exceed this minimum. Requirements for the design of awnings necessary to resist minimum horizontal wind pressure are contained in the California Building Code Appendix Chapter 31.

(b) The following awnings shall be completely freestanding;

(1) awnings with a roof structure dead load weight of more than six (6) psf;

(2) awnings exceeding twelve (12) feet in width (projection) as measured from the wall of the MH-unit to the outer edge of the awning roof; and

(3) awnings required to be designed and constructed for live loads in excess of ten (10) psf.

(c) Flashing or sealing materials may be used to provide a weather seal between a freestanding awning and a unit. No separation is required between a freestanding awning and an attached awning located on the same lot.

(d) Notwithstanding the provisions of subsection (b) an awning installed in an area with a roof live load not to exceed 20 psf Awnings with a dead load not to exceed six and one-half (6 ½) pounds per square foot roof structure dead load weight more than one (1) pound and less than six (6) psf shall not may be attached to an MH-unit unless provided all of the following apply:

(1) the MH-unit was manufactured after September 15, 1971, and bears a department insignia of approval or a HUD label of approval; and

(2) it is provided with continuous perimeter support under the rim joist below the wall for the entire length of the awning or as a perimeter support system designed in accordance with the California Building Code.

(3) it is secured to the sidewall, excluding eaves and overhangs.

(e) Awnings with a roof structure dead load weight of one (1) psf or less, do not require perimeter supports on the MH-unit wall at the point of attachment unless the MH-unit installation instructions require perimeter wall supports because of the additional load.

(f) All awnings on lots occupied by recreational vehicles shall be freestanding and shall not transmit any loads to the recreational vehicle except for cloth or canvas or similar flexible material.

(g) When unit manufacturers' installation instructions prohibit the attachment or transmission of loads to the unit, the awning or carport shall be freestanding.

(h) Combustible material used in awnings shall not be installed within three (3) feet of the lot line pursuant to section 1428 of this chapter.

NOTE: Authority Cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

27. Amend Section 1498.

§ 1498. Landing, Porch and Stairway-Design and Construction.

(a) Requirements for the design and construction of all structural elements of porches and stairways and railings are contained in the California Building Code, except as otherwise provided by this article. Live loads applicable to porch floors and stairways shall be not less than forty (40) psf. Porches shall be designed and constructed as completely freestanding, self-supporting structures.

(b) Where a door of the MH-unit swings outward:

(1) the floor of the exterior landing or porch shall be not more than one (1) inch lower than the bottom of the door; and

~~(3)(2)~~ (2) The width and depth of the exterior landing or porch serving stairs perpendicular to any outswinging door opening shall not be less than the full width of the door when open at least ninety (90) degrees. Guard rails shall permit the door to open at least ninety (90) degrees; ~~and~~

~~(2)(c)~~ (c) The exitway of the door opening on the carport side, when necessary for vehicle access, shall be not less than ~~twenty two (22) inches in clear width~~ twenty eight (28) inches or the full clear width of the door opening when the stairs are parallel to the MH-unit. ~~The full clear width of the stairs shall be not less than twenty four (24) inches; and~~

~~(e)(d)~~ (d) Where the MH-unit door swings inward or is a sliding door, the landing, porch, or top step of the stairway may be not more than seven and one-half (7½) inches below the door. The width of the landing, porch, or top step of the stairway shall be not less than the width of the door opening.

~~(d)(e)~~ (e) The stairway may be capable of being relocated and need not be secured to the lot. No horizontal dimension of a landing shall be less than the width of the stairway.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

28. Amend Section 1514.

§ 1514. Fence Height and Location.

- (a) A fence located on a lot shall not exceed six (6) feet in height.
- (b) A fence exceeding forty-two (42) inches in height, parallel to a unit or habitable accessory building or structure or building component, shall not be located closer than three (3) feet to that unit, habitable accessory building or structure, or building component.
- ~~(c) A fence exceeding forty two (42) inches in height shall not be used to form an enclosure of any part of an awning.~~

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

Express Terms
California Code of Regulations
Title 25. Housing and Community Development
Chapter 2.2. Special Occupancy Parks

29. Amend Section 2002.

§ 2002. Definitions.

Subsection 2002 (a) is unchanged

(b) –B-

Subsection 2002 (b)(1) is unchanged

(2) Building Components. Any subsystem, subassembly, or other system, constructed or assembled in accordance with the provisions of California Factory-Built Housing Law, contained in the California Health and Safety Code commencing with section 19960, designated for use in, or as part of, an accessory building or structure, which may include structural, mechanical, electrical, plumbing, and fire-protection systems and other systems affecting health and safety. However, building components do not include appliances or equipment such as heaters, stoves, refrigerators, or air conditioners which have been listed and labeled by an approved listing agency.

Subsection 2002 (b)(3) is unchanged

(c) –C-

(1) Cabana. A freestanding accessory building or structure, or building component of an MH-unit, located immediately adjacent to and intended to increase the living area of that unit, which is a portable, demountable, or permanent room enclosure or other building erected or constructed for habitation. A cabana shall not exceed the size of the unit to which it is an accessory.

Subsections 2002 (c)(2) through (c)(12) are unchanged.

(13) Combustible. As applied to building construction is any material or construction which does not meet the criteria of noncombustible as defined in subsection (n) of this section.

~~(13)~~(14) Common Area. An area, within the boundaries of the park, that is not specific to any lot or space and is under the ownership and control of the park.

~~(14)~~(15) Commercial Modular. "Commercial modular" means a structure transportable in one or more sections, designed and equipped for human occupancy for industrial, professional, or commercial purposes, which is required to be moved under permit, and shall include a trailer coach as defined in section 635 of the Vehicle Code. "Commercial coach" has the same meaning as "commercial modular" as that term is defined in section 18001.8 of the Health and Safety Code.

~~(15)~~(16) Concrete Block Pier. An assembly of load-bearing, concrete blocks with wooden wedges used to level a unit.

~~(16)~~(17) Concrete Pier. A concrete load-bearing support that incorporates into its structure an adjustable means of raising and leveling the unit.

~~(17)~~(18) Contractor. Any person as defined in Business and Professions Code sections 7026 through 7026.3.

(d) – D-

Subsections 2002 (d)(1) through (d)(3) are unchanged.

(4) Drain Outlet. The discharge end of a unit's or accessory building's or structure's sewage drainage system.

Subsection (d)(5) is unchanged.

Subsections (e) and (f) are unchanged.

(g) – G-

Subsection 2002 (g)(1) is unchanged.

(2) Gas Piping System, Park. The pipe equipment and related installations outside of permanent buildings, units, or accessory buildings or structures, for distributing gas throughout the park.

Subsections 2002 (g)(3) through (g)(7) are unchanged.

Subsections (h) and (i) are unchanged.

(l) –L-

Subsections 2002 (l)(1) through (l)(6) are unchanged.(7) Lot Line Change. The alteration, movement, or shifting of a lot line for an existing lot.(8) Lot Line Creation. The initial establishment of a lot line for a new lot.(9) Lot Water Service Outlet, Park. That portion of the park's water distribution system, including equipment and devices, provided with a fitting for connecting a unit's water connector.**Subsection (m) is unchanged.**

(n) –N-

Subsection 2002 (n)(1) is unchanged.(2) Noncombustible. As applied to building construction is any material which meets the criteria for "noncombustible" as specified in section 215 of the California Building Code.(3) Nuisance. A "nuisance" is as defined in Civil Code section 3479; a "private nuisance" is as defined in Civil Code section 3481; and a "public nuisance" is as defined in Civil Code section 3480 and Penal Code section 370.**Subsections (o),(p) and (r) are unchanged.**

(s) –S-

Subsections 2002 (s)(1) through (s)(9) are unchanged.(10) Storage Building. An accessory building ~~exceeding that may exceed~~ 10 feet in height or 120 square feet of gross floor area located on a lot, designed and used solely for storage of the personal equipment and possessions of the unit's occupants. The construction of a storage building shall comply with the California Building Standards Code, and a permit to construct is required from the enforcement agency.**Subsections 2002 (s)(11) through (s)(13) are unchanged.****Subsections 2002 (t) through (z) are unchanged.**

NOTE: Authority: Section 18865, Health and Safety Code. References: Sections 18007, 18008, 18008.5, 18008.7, 18009.3, 18010, 18013.4, 18861, 18862, 18862.15, 18862.33, 18862.35, 18866.3, 18871.4, 18872, 18872.2, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, and 18909, ~~and 19907~~, Health and Safety Code.

30. Amend Section 2004.**§ 2004. Local Enforcement.**

(a) Assumption of responsibility for the enforcement of ~~parts~~ Parts 2.1 and 2.2 of ~~division~~ Division 13, of the California Health and Safety Code and the provisions of Title 25, California Code of Regulations, ~~division~~ Division 1, ~~chapters~~ Chapters 2 and 2.2 of this division relating to enforcement within parks by a city, county, or city and county, shall be by means of an ordinance of the city council or board of supervisors which shall contain the following information and be subject to department approval:

(1) Indication of assumption of responsibility for enforcement of ~~parts~~ Parts 2.1 and 2.3 of ~~division~~ Division 13 of the Health and Safety Code, 4 and the provisions of Title 25, California Code of Regulations, ~~division~~ Division 1, ~~chapters~~ Chapters 2 and 2.2 of this division.

(2) Name of the agency or agencies delegated enforcement responsibilities.

(3) A statement that the designated local enforcement agency will provide qualified personnel necessary to enforce Parts 2.1 and 2.3 of ~~division~~ Division 13 of the Health and Safety Code, and the provisions of Title 25, California Code of Regulations, ~~division~~ Division 1, ~~chapters~~ Chapters 2 and 2.2 of this division consistent with those laws and regulations. The statement shall include the total number of personnel assigned to the enforcement program.

(4) One copy of any contract, memorandum of understanding, or other document governing delegation of responsibilities and services to a local government agency other than the local government assuming responsibility for Parts 2.1 and 2.3 of ~~division~~ Division 13 of the Health and Safety Code and Title 25, California Code of Regulations, ~~division~~ Division 1, Chapters 2 and 2.2 of this division.

(5) Adoption of the applicable schedule of fees contained in the provisions of ~~parts~~ Parts 2.1, and 2.3 of ~~division~~ Division 13 of the Health and Safety Code, and Title 25, California Code of Regulations, ~~division~~ Division 1, ~~chapters~~ Chapters 2 and 2.2 of this division.

(A) A statement adopting the state program and objectives as contained in ~~parts~~ Parts 2.1 and 2.3 of ~~division~~ Division 13 of the Health and Safety Code, and Title 25, California Code of Regulations, ~~division~~ Division 1, ~~chapters~~ Chapters 2 and 2.2 of this division.

(B) A description of existing parks within the local jurisdiction, including conditions and type of park.

(C) Specific local objectives, program plan and timetable designed to achieve enforcement compliance.

(6) Effective date of assumption of enforcement.

(b) One certified copy of the ordinance shall be forwarded to the Administrative Office of the Division of Codes and Standards, P.O. Box 1407, Sacramento, CA 95812-1407 not less than thirty (30) days before the designated effective date of assumption of enforcement.

(c) A statement that the following forms provided by the department will be used:

(1) HCD 500A, Application for Permit to Operate;

(2) HCD 503B, Annual Permit to Operate;

(d) The department shall determine the local agency's knowledge and ability to apply the requirements of ~~chapters~~ Chapters 2 and 2.2 of this division, and the applicable Health and Safety Code requirements. The department's determination may include, but is not limited to, verification of the local agency's ability and knowledge through performance of activities that may include inspection, records review, and interviews of assigned personnel.

(e) Upon completion of the transfer, the new enforcing agency shall notify, in writing, the parks within its jurisdiction of the change in enforcement and the designated department or departments responsible for enforcement and permit issuance.

~~(e)(f)~~ Every enforcement agency shall comply with the verification of eligibility to receive public benefit requirements of Title 25, California Code of Regulations, Division 1, chapter Chapter 5.5 of this division, commencing with section 5802, of applicants for permits to operate mobilehome parks or special occupancy parks.

~~(f)(g)~~ Notwithstanding the provisions of section 2005.5, in order to ensure that the orderly transition of assumption of enforcement occurs when a park, or permanent building within a park, is under construction, the enforcement agency issuing the permit to construct shall retain enforcement authority for the specified project through completion of those permits. All other enforcement responsibilities shall be transferred on the date as determined by the department.

~~(g)(h)~~ The local enforcement agency shall send a copy of each permit to operate it has renewed, within thirty (30) days after renewal, to the department's Division of Codes and Standards, at the address designated by the department at the time of assumption.

~~(h)(i)~~ When a local enforcement agency proposes significant changes in the personnel responsible for enforcing the provisions of this chapter, ~~chapter~~ Chapter 2 and sections 18200 through 18874 of the Health and Safety Code, that agency shall notify the department at least thirty (30) days prior to the proposed date of the changes. The department may perform a reevaluation to determine whether the personnel have the required knowledge and ability as required in subsection (d) of this section.

~~(i)(j)~~ When a local enforcement agency changes its address, phone number, or contact person, it shall notify the Administrative Office of the department in writing within thirty (30) days of the change.

NOTE: Authority cited: Sections 18865, Health and Safety Code. Reference: Sections 18862.17, 18865, 18870.6, and ~~188570.7~~ 18870.7, Health and Safety Code.

31. Amend Section 2018.**§ 2018. Permits Required.**

(a) No person shall erect, construct, reconstruct, install, replace, relocate or alter any building, structure, camping cabin, accessory building or structure, or building component; any electrical, mechanical, or plumbing equipment; any fuel gas equipment and installations, or fire protection equipment; or installations of, or within, a park, or a lot, or perform any grading, unless exempted from obtaining a grading permit pursuant to Appendix 33 of the California Building Code, without first obtaining a written construction permit from the enforcement agency.

(b) No person shall create or change a lot line within a park without first obtaining a permit from the enforcement agency pursuant to the requirements of section 2105 of this chapter.

(b)(c) Any person issued a notice indicating violations pursuant to this subsection (a), shall obtain a the required permit to construct from the enforcement agency and provide the appropriate fees as prescribed in this article.

(c)(d) The enforcement agency shall not require a permit to construct for the following work, when the construction is performed in a workmanlike manner, does not present a hazard, and otherwise complies with the requirements of this chapter:

(1) Minor maintenance and repair including replacement of existing utility metering devices.

(2) The installation of a storage cabinet on a lot.

(3) Construction or installation of a stairway having a landing twelve (12) square feet or less.

(4) A landing not more than twelve (12) square feet in area.

(5) Construction or installation of removable insect screening, or flexible plastic or other similar pliable material used as an awning or as awning or carport enclosures.

(6) Construction or installation of a retaining wall less than four (4) feet in height measured from the bottom of the footing to the top of the wall, unless it is supporting a surcharge. For the purpose of this section, a surcharge is any load imposed in addition to the normal soil load.

(7) Construction or installation of a patio, as defined in section 2002(p)(3).

(8) Fencing not over six (6) feet high.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18870, 18870.8, 18872, and 18871.2 18872.1, Health and Safety Code.

32. Amend Section 2020.4.**§ 2020.4. Fees for Permits for Accessory Structures with a Standard Plan Approvals.**

(a) The following permit application fees shall apply for accessory structures that have a standard plan approval:

(1) Permit issuance fee. Twenty dollars (\$20).

(2) Plan resubmission fee. Ten dollars (\$10).

(3) Reinspection fee. Sixty dollars (\$60) provided the reinspection is not more than one (1) hour, plus thirty dollars (\$30) for each additional half ($\frac{1}{2}$) hour or fraction of thirty (30) minutes after the first hour.

(b) Construction or alteration permit fees for accessory buildings and structures that have a standard plan approval from the department are as follows:

(1) Each ramada \$95.00

(2) Each awning or carport 30.00

(3) Each porch 30.00

(4) Each fence over six feet in height 30.00

(c) Fees for accessory structures that do not have the department's standard plan approval issued in accordance with section 2020.9 of this article, shall be determined using the valuation table contained in section 2020.7 of this article.

(d) Electrical, mechanical, and plumbing permit fees for installations in accessory structures shall not exceed those contained in this chapter.

(e) Plan check fees shall not be required for accessory structures for which a standard plan approval has been obtained from the department.

NOTE: Authority cited: Sections 18865, 18870.3 and 18871.3, Health and Safety Code. Reference: Sections 18865, 18870, 18870.2, 18870.3, 18870.4 and 18871.3, Health and Safety Code.

33. Amend Section 2104.

§ 2104. Lot Address Identification and Lot Line Marking.

(a) All lots shall be identified by letters, numbers, or street address numbers. The lot identification shall be in a conspicuous location facing the roadway.

(b) All lots shall be defined by permanent corner markers. Corner markers shall be visible at grade and shall be installed in a manner that does not create a hazard.

(c) Permanent corner markers shall be any of the following:

(1) Pressure-treated wood, or wood of natural resistance to decay and insects, as determined in the California Building Code, Chapter 23, section 2302, at least two (2) inches by two (2) inches in nominal dimension, driven into the ground to a depth of at least eighteen (18) inches, or six (6) inches if it is surrounded by a concrete pad at least four (4) inches in diameter and at least six (6) inches in depth.

(2) Metallic pipe or rods protected from corrosion by galvanizing, paint, or a protective coating which resists corrosion, and is driven into the ground to a depth of at least eighteen (18) inches, or is driven into the ground to a depth of at least six (6) inches when it is surrounded by a concrete pad at least four (4) inches in diameter and at least six (6) inches in depth.

(3) Schedule 40 or better PVC, ABS, or CPVC pipe driven into the ground to a depth of at least eighteen (18) inches, or driven into the ground to a depth of at least six (6) inches when it is surrounded by a concrete pad at least four (4) inches in diameter and at least six (6) inches in depth.

(4) Saw cuts, blade marks, or scribe marks in a concrete or asphalt curb or roadway which are different in depth and nature than expansion joints.

(5) A nail with either a metal washer or surveyor's marker, which is either driven or embedded into concrete or asphalt, curbs or streets.

~~(d) Lot lines shall not be created, moved, shifted, or altered without the written authorization of the registered owners of the units on the lots affected, if any, and the local planning agency. For the purpose of this subsection, the local planning agency may issue a formal statement in writing that it is not objecting to the lot line creation, alteration, or movement.~~

~~(e)~~ To determine the edge of a lot bordering a roadway with curbing, the lot ends at the beginning of the curbing; curbing is part of the roadway.

~~(f)(e)~~ Lot lines identifying individual lots or campsites are not required in an incidental camping area or temporary recreational vehicle park; however, the general locations where camping or parking will be permitted shall be shown on the map or plot plan of the incidental camping area or temporary recreational vehicle park.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18872, 18872.1 and 18872.2, Health and Safety Code.

34. Adopt Section 2105.

§ 2105. Lot Line Changes.

(a) Compliance with this section shall be required for any lot line change within a park. Compliance with this section shall not be required for any lot line creation; however, notwithstanding any other provision of this chapter, a lot line creation shall comply with the requirements of section 2020.6.

(b) The park owner or operator must submit to the enforcement agency a written application for a lot line change, along with all of the following:

(1) three (3) copies of a detailed plot plan with an identified date of preparation and measurements, indicating both the existing and proposed locations of the lot lines, which shall include all of the following:

(A) the locations of and distances between any units, accessory buildings or structures, or other built improvements on the affected lots (such as patios or parking areas), within ten (10) feet of the current and proposed lot lines;

(B) the distances from all existing and proposed lot lines of the lots on which those units, buildings or structures, or other improvements are located;

(C) the number of lots affected;

(D) the addresses or other identifying characteristics of those affected lots;

(E) proof of delivery of copies of the plot plan to all persons with registration or rental agreements with the park having units on the affected lots by registered or certified mail, sent by at least first class mail; and

(F) the type(s) of marking(s) used to designate the existing and proposed lot line locations.

(2) the names and residence addresses of the persons with registration or rental agreements with the park having units on the lots affected by the lot line change and the addresses or other identification of their units' lots if different than the residence address;

(3) a copy of the original written authorization, signed and dated by each of the persons with registration or rental agreements with the park having units on the lots affected by the lot line change, that includes the following statement:

I, [name of persons with registration or rental agreements with the park], have received a copy of the plot plan dated [date of plot plan] proposing to change a lot line affecting the lot where my unit is located and I/we approve of the proposed change in the location of the lot line(s) as detailed on the plot plan.

(4) A written statement signed and dated by the park operator or the operator's agent that the lot line change is substantially consistent in all material factors with both of the following:

(A) all health and safety conditions imposed by the local government as a condition of the initial construction of that space or the park; and

(B) prior applicable local land use requirements for the park; and

(5) the applicable permit fee as specified in section 2020.7 of this chapter.

(c) When the department is the enforcement agency and the number of lots in the park is increased or decreased by the change in lot lines pursuant to this section, the applicant shall deliver a written notice to the local planning agency, by personal delivery or by registered or certified mail, of the proposed change in the number of lots prior to or concurrent with its submission of the application to the department and provide a statement attesting to that delivery and the proof of delivery by either a stamped receipt or the proof of service by registered or certified mail. The notice shall include one copy of all the information required by paragraphs (1) through (4) of subsection (b) and the office address of the department's area office performing the inspection.

(d) The enforcement agency shall perform an on-site inspection prior to approval of a lot line change or creation in order to ensure consistency with this chapter and the application. Any existing lot line markings shall remain in place until after approval by the enforcement agency for the lot line change. At the time of inspection the applicant, or his or her designee, shall permanently mark the new lot line or lot lines pursuant to section 2104 of this chapter and eradicate any preexisting lot line markings. No approval shall be given for lot line changes without identification to the satisfaction of the enforcement agency of the existing lot line locations.

(e) Following approval of the lot line change by the enforcement agency, the enforcing official shall sign and date the submitted plot plan signifying its approval. Copies of that approved plot plan shall then be given by the applicant to the persons with registration or rental agreements with the park having units on all the affected lots.

(f) No lot line shall be created, moved, shifted, or altered if the lot line creation or change will place a unit or accessory building or structure in violation of any provision of this chapter or any other applicable provision of law.

NOTE: Authority cited: Sections 18865, 18872.1, and 18872.2 Health and Safety Code. Reference: Sections 18872, 18872.1, and 18872.2, Health and Safety Code.

35. Amend Section 2106.**§ 2106. Roadways.**

All roadways shall have clear and unobstructed access to a public thoroughfare, except that a roadway may have security gates, if those security gates are not in violation of local government requirements.

(a) In parks, or portions thereof, constructed prior to September 15, 1961,

(1) each unit shall have access from the lot to a roadway of not less than fifteen (15) feet in unobstructed width.

(2) No vehicle parking shall be allowed on roadways less than twenty-two (22) feet in width. If vehicle parking is permitted on one side of the roadway, the roadway shall be a minimum of twenty-two (22) feet in width. If vehicle parking is permitted on both sides of the roadway, the roadway shall be not less than thirty (30) feet in width.

(b) In parks constructed on or after September 15, 1961,

(1) each unit shall have access from the lot to a roadway of not less than eighteen (18) feet, or a one-lane, one-way roadway not less than twelve (12) feet, in unobstructed width.

~~(e)(2)~~ No vehicle parking shall be allowed on one-way, one-lane roadways less than nineteen (19) feet in width. If vehicle parking is permitted on one side of a one-lane roadway, the roadway shall be a minimum of nineteen (19) feet in width. If vehicle parking is permitted on both sides of a one-lane roadway, the roadway shall be at least twenty-six (26) feet in width.

~~(d)(3)~~ No vehicle parking shall be allowed on two-lane, two-way roadways less than twenty-five (25) feet in width. If vehicle parking is permitted on one side of a two-way roadway, the roadway shall be a minimum of twenty-five (25) feet in width. If vehicle parking is permitted on both sides of a two-way roadway, the roadway shall be at least thirty-two (32) feet in width.

~~(e)(c)~~ Roadways designed for vehicle parking on one side shall have signs or markings prohibiting the parking of vehicles on the traffic flow side of the roadway, in order to provide a continuously open and unobstructed roadway.

~~(f)(d)~~ A two-way roadway divided into separate, adjacent, one-way traffic lanes by a curbed divider or similar obstacle shall be not less than twelve (12) feet in unobstructed width on each side of the divider.

~~(g)(e)~~ In parks which were constructed after September 23, 1974, and which contain not more than three (3) lots, each unit shall have access from the lot to a roadway that is not less than twenty (20) feet in unobstructed width.

~~(h)(f)~~ Roadways, other than those necessary for maintenance by the operator, are not required in incidental or tent camp areas.

~~(i)(g)~~ Roadways required for emergency vehicles and the operation and maintenance of incidental camping areas and of tent camps shall be maintained to provide safe passage of vehicular traffic.

NOTE: Authority cited: Section 18865.3, Health and Safety Code. Reference: Section 18872.2, Health and Safety Code.

36. Amend Section 2108.**§ 2108. Park Lighting.**

In every park, lighting shall be installed which is capable of providing:

(a) An average of five (5) horizontal foot candles of light at the floor level at entrances to toilet and shower buildings, laundry buildings, and recreation buildings when the buildings are in use during the hours of darkness.

(b) An average of ten (10) horizontal foot candles of light at the floor level within toilet and shower buildings, laundry buildings, and recreation buildings when the buildings are in use during the hours of darkness.

(c) An average of two-tenths ~~(.02)~~ (2/10) horizontal foot-candles of light the full length of all roadways and walkways within a park during the hours of darkness.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.7, 18873, and 18873.2, Health and Safety Code.

37. Amend Section 2110.**§ 2110. Occupied Area.**

(a) The occupied area of a lot, consisting of the unit, all accessory buildings and structures including, but not limited to awnings, stairways, ramps and storage cabinets, shall not exceed seventy-five (75) percent of the lot area.

(b) For purposes of this chapter, patios and paved or concreted areas on grade, and the area of accessory buildings or structures located under awnings or carports, are not included in the measurement of the occupied area.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference Sections 18872 and 18873.5, Health and Safety Code.

38. Amend Section 2112.**§ 2112. Required Toilet and Shower Facilities.**

Toilets, showers, and lavatories shall be provided as follows:

(a) In parks constructed and operated exclusively for dependent units, at least one toilet, one shower, and one lavatory for each gender for each fifteen (15) dependent unit lots shall be provided.

(b) In parks constructed after July 7, 2004, containing dependent lots or ~~and operated for~~ allowing dependent and independent units, at least 1 toilet, shower, and lavatory, for each gender, for each twenty-five (25) lots shall be provided, or fractional part thereof.

(c) In parks constructed on or before July 7, 2004, containing dependent lots or ~~and operated for~~ allowing dependent and independent units, the following minimum ratio of toilets, showers, and lavatories for each gender shall be maintained:

| Lots | Toilets | Showers | Lavatories |
|-------|---------|---------|------------|
| 1-25 | 1 | 1 | 1 |
| 26-70 | 2 | 2 | 2 |

One additional toilet shall be provided for each gender, for each one hundred (100) additional lots, or fractional part thereof in excess of seventy (70) lots.

(1) Independent, individually enclosed, lockable facilities containing one (1) toilet and lavatory, or shower, may be designated as unisex on an equal ~~one 1 to one 1~~ one (1) to one (1) ratio to gender-designated facilities, as described in this section, provided the number of gender-designated facilities remain equal.

(2) Sufficient toilets shall be reserved for the exclusive use of the occupants of the lots in the park.

(3) Toilets, lavatories, and showers shall be within five hundred (500) feet of all dependent unit lots or lots not provided with a lot water service outlet and a ~~three 3~~ three (3) inch lot drain inlet.

(4) Toilet, lavatory and shower facilities shall be separated and distinctly marked as either men or women, or unisex.

(5) Showers shall be provided with hot and cold running water. Each shower shall be contained within a separate compartment. Each shower compartment shall be provided with a dressing area of not less than six (6) square feet of floor area that shall have hooks for hanging clothing and a bench or chair for use by the occupant.

(6) Toilets shall be installed in separate compartments.

(7) Toilet and shower facilities are not required in tent camps but, if installed, shall comply with this section. Sanitary facilities that do not comply with this section, such as chemical toilets, may be installed if approved by the local health department.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873, 18873.1, and 18873.2, Health and Safety Code.

39. Amend Section 2120.**§ 2120. Rubbish and Accumulation of Waste Material.**

(a) Occupants shall keep the lot area and the area under, around, or on their unit and accessory buildings or structures free from an accumulation of refuse, rubbish, paper, leaves, brush or other combustible material.

(b) Waste paper, hay, grass, straw, weeds, litter, or combustible flammable waste, refuse, or rubbish of any kind shall not be permitted, by the park owner or operator, to remain upon any roof or on any vacant lot, open space, or common area.

(c) The park area shall be kept clean and free from the accumulation of refuse, garbage, rubbish, excessive dust, or debris.

(d) The park operator shall ensure that a collection system is provided and maintained, with covered containers, for the safe disposal of refuse, rubbish, or leaves.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18872 and 18873.5, Health and Safety Code.

40. Amend Section 2126.**§ 2126. Lot Utility Location.**

When utility equipment to supply electrical power, water, sewer or gas is provided to a lot, the utilities shall be located in the rear half ($\frac{1}{2}$) of the lot on the left right side when facing the lot from the roadway and within four (4) feet of the side of the proposed location of the unit.

NOTE: Authority cited: Sections 18865 and 18873.3, Health and Safety Code. Reference: Sections 18872, 18873.1, 18873.3, and 18873.4, Health and Safety Code.

41. Amend Section 2134.**§ 2134. Basic Electrical Regulations.**

(a) Except as otherwise permitted or required by this article, all electrical equipment and installations outside of permanent buildings in parks shall comply with the requirements for installations of 600 volts or less found in the California Electrical Code.

(b) All park-owned overhead electrical ~~equipment supply conductors and supporting structures used for supplying the~~ of park electrical systems shall comply with the ~~current~~ applicable requirements of the current California Public Utilities Commission Rules for Overhead Electrical Line Construction, General Order No. 95.

(c) All park-owned underground electric ~~equipment supply conductors used for supplying the~~ of park electrical systems shall comply with the applicable requirements of the current California Public Utilities Commission, Rules for Underground Electrical Supply and Communications Systems, General Order No. 128.

(d) All additions or alterations to existing or new parks shall have plans submitted in compliance with section 2034 of this chapter.

(e) Except as otherwise permitted or required, all high voltage (exceeding 600 volts) electrical installations outside of permanent buildings within parks, shall comply with the applicable requirements of Title 8, California Code of Regulations, Chapter 4, Subchapter 5, Group 2, High Voltage Electrical Safety Orders.

(f) If there is any conflict between the provisions of this chapter and the California Electrical Code, the provisions of this chapter shall prevail.

Note: General Order Numbers 95 and 128 may be obtained from the California Public Utilities Commission (CPUC), Technical Library, 505 Van Ness Ave., San Francisco, CA 94102 or by calling the CPUC at (415) 703-1713. They may also be viewed on line at www.cpuc.ca.gov.

NOTE: Authority cited: Sections 18865 and 18873.3, Health and Safety Code. Reference: Sections 18872 and 18873.3, Health and Safety Code.

42. Amend Section 2152.**§ 2152. Ground-Fault Protection.**

Ground-fault protection of park service equipment shall be provided for solidly grounded wye electrical services of more than 150 volts to ground, but not exceeding 600 volts phase-to-phase for each service disconnecting means rated at 1,000 amperes or more. Each service disconnecting means rated 1000-amperes or more shall be performance tested when first installed, as required by the California Electrical Code, section 230-95. The test shall be conducted in accordance with approved instructions, which shall be provided with the equipment. A written record of this test shall be made and shall be available to the enforcement agency.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.3, Health and Safety Code.

43. Amend Section 2183.**§ 2183. Access to Electrical Equipment.**

All park or lot service equipment shall be accessible by an unobstructed entrance or passageway not less than twenty-four (24) inches in width and ~~eighty (80)~~ seventy-eight (78) inches high, and shall have a working space not less than thirty (30) inches wide and thirty-six (36) inches deep in front of and centered on the service equipment. The lot service equipment shall be located and maintained not less than twelve (12) inches nor more than ~~eighty (80)~~ seventy-eight (78) inches above the stabilizing pad.

EXCEPTION: parks constructed prior to July 1, 1979, shall have a working space not less than thirty (30) inches wide and thirty (30) inches deep in front of and centered on the service equipment.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871 and 18873.3, Health and Safety Code.

44. Amend Section 2185.**§ 2185. Electrical Appliances and Equipment.**

(a) When electrical equipment or fixed appliances are installed to serve an accessory structure, the installation shall be supplied by means of a permanent wiring method to the lot service equipment, provided the lot service equipment is designed and listed for the additional load.

(b) If the park electrical system or the feeder supplying the lot electrical service equipment does not have the ampacity to supply the equipment in addition to its connected load, a permit to construct, as required in section 2018 of this chapter, shall be obtained for alteration of the required service supply and equipment.

(c) All electrical appliances and equipment not located in a weatherproof structure or protected from the weather must be approved for use in wet locations.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.3, Health and Safety Code.

45. Amend Section 2212.**§ 2212. Prohibited Location of Tanks.**

(a) No liquefied petroleum gas (LPG) tank greater than five (5) U.S. gallons shall be stored or located in any of the following locations:-

(1) within five (5) feet of any source of ignition (lot electrical service is not a source of ignition);

(2) within five (5) feet of any mechanical ventilation air intake;

(3) under any unit or habitable accessory building; or

(4) within any structure or area where three (3) or more sides are more than fifty (50) percent closed.

~~inside of or beneath any storage cabinet, cabana, awning, carport, ramada, accessory building or structure, building component, unit, or any other structure in a park unless installed on a recreational vehicle in accordance with ANSI standard A119.2.~~

(b) No LPG tank shall be filled within ten (10) feet of a source of ignition, openings into direct-vent (sealed combustions system) appliances, or any mechanical ventilation air intake.

(c) An LPG system within a motor-driven vehicle or recreational vehicle is exempt from the separation requirements of subsections (a) and (b).

(d) Exception 1: An LPG tank may be located under a ventilated snow cover. The snow cover shall not be enclosed or connected to any other structure and shall not extend more than one (1) foot beyond the tank in any horizontal direction.

~~Exception 2: A motor driven vehicle containing a liquefied petroleum gas system may be located beneath a carport when parked in accordance with the provisions of section 2118 of this chapter.~~

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.4, Health and Safety Code.

46. Amend Section 2226.

§ 2226. Gas Meters.

(a) When gas meters are installed, they shall not depend on the gas riser outlet for support. Gas meters shall be adequately supported by a post and bracket or by other means approved by the enforcement agency.

(b) Meters shall not be installed beneath units, in unventilated or inaccessible locations, or closer than three (3) feet from sources of ignition. The unit electrical service equipment shall not be considered a source of ignition when not enclosed in the same compartment with a gas meter.

(c) All gas meter installations shall be provided with a shutoff valve or cock located adjacent to and on the inlet side of the meter. In the case of a single meter installation utilizing ~~a~~ an LPG tank, the tank service valve may be used in lieu of the shutoff valve or cock.

(d) Each meter installed shall be in a readily accessible location and shall be provided with unions or other fittings so as to be easily removed and replaced while maintaining an upright position.

~~(e) Parks constructed after January 1, 1997, that have individual gas meters for each lot shall be served by gas distribution facilities owned, operated, and maintained by the gas corporation providing gas service in the area, in accordance with Public Utilities Code section 2791.~~

NOTE: Authority cited: Sections 18865 and 18873.4, Health and Safety Code. Reference: Section 18873.4, Health and Safety Code.

47. Adopt Section 2276.

§ 2276. Pressure.

(a) Parks constructed between July 11, 1979, and July 6, 2004, shall have water distribution systems capable of providing a pressure not less than fifteen (15) pounds per square inch at each lot at maximum operating conditions. Parks constructed before and after the above dates must be capable of maintaining twenty (20) pounds per square inch at maximum operating conditions.

(b) The testing of a water system in a park to determine the maximum operating condition shall be either performed at the reported time of maximum water pressure loss, if within normal business hours, or measured with twenty-five (25) percent of the required lot water supply outlets, as defined in section 2308 of this chapter, open with the pressure metering device at the end of the tested line.

NOTE: Authority cited: Sections 18865 and 18873.1, Health and Safety Code. Reference: Sections 18865 and 18873.1, Health and Safety Code.

48. Amend Section 2319.**§ 2319. Private Fire Hydrant Compliance For Park Operation.**

(a) Permits to operate shall not be issued for parks with private fire hydrants that do not meet the requirements of this article.

(b) When applying for or renewing a permit to operate, the park operator shall submit the original form prescribed in subsection 2317(a) to the enforcement agency, as defined in this article, and a copy forwarded to the fire agency responsible for fire suppression in the park.

(c) Provided a park meets all other requirements for obtaining or renewing a permit to operate, a permit to operate may be issued to a park where the form prescribed in subsection 2317(a), has been submitted to the enforcement agency and one of the following options exists:

(1) the form shows no violations;

(2) the water flow test reveals a water flow less than that specified in subsection 2316(c) of this article, and the park operator has obtained ~~a waiver allowing~~ an approval for the continued use of the existing private fire hydrant from the fire agency responsible for fire suppression in that park, pursuant to subsection 2318(b);

(3) a construction permit has been obtained and activity maintained to ensure the private fire hydrant meets the minimum requirements of this article; or

(4) all violations of section 2316 are corrected, and a revised or final form as prescribed in section 2317(a), verifying the correction, has been submitted to the enforcement agency.

(5) the system meets or exceeds the requirements approved at the time of its construction.

(d) Refusal to issue a permit to operate pursuant to this subsection shall not preclude a park enforcement agency from pursuing other enforcement remedies as provided by law, or the fire agency from pursuing enforcement remedies provided by applicable laws or ordinances.

(e) The enforcement agency shall maintain, for a minimum of six (6) years, all copies of the form prescribed in subsection 2317(a), which shall be available for review by the department.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

49. Amend Section 2428.**§ 2428. Location.**

(a) In parks, accessory buildings or structures, or any part thereof, on a lot shall maintain the following setbacks from lot lines:

(1) When constructed of noncombustible materials:

(A) may be up to the lot line, provided a minimum three (3) foot clearance is maintained from any other unit, accessory building or structure, or building component on adjacent lots.

(2) When constructed of combustible materials:

(A) a minimum three (3) foot clearance from all lot lines, and

(B) a minimum six (6) foot clearance from any other unit, accessory buildings or structures, or building components on adjacent lots constructed of combustible materials.

(b) Location requirements governing cabanas, private garages, and storage buildings, permitted by section 2118 of this chapter, are found in Article 9 of ~~chapter~~ Chapter 2 of this division.

(c) Stairways with landings less than twelve (12) square feet may be installed to the lot line provided they are located a minimum of three (3) feet from any unit or accessory building or structure on an adjacent lot including another stairway.

(d) Fencing of any material, that meets the requirements of section 2514 of this article, may be installed up to a lot line.

(e) No portion of an accessory building or structure, or building component shall project over or beyond a lot line.

(f) Any permitted accessory building or structure, or building component may be installed up to a lot line bordering a roadway provided the limitations of section 2110 of this chapter are not exceeded.

(g) Wood awning or carport support posts four (4) inches or greater in nominal thickness may be located up to a lot line provided the remainder of the awning or carport is composed of noncombustible material.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

50. Amend Section 2429.

§ 2429. Required Exits.

(a) An awning enclosure may be constructed or installed to enclose an emergency exit window from a sleeping room within a unit provided if all the following conditions are met:

~~(1) The required unit exit doors terminate outside the unit without exitway through the awning enclosure.~~

~~(2) Any room within the awning enclosure the enclosed area adjacent to the emergency exit window from the unit, has a door not less than twenty-eight (28) inches in width and seventy-four (74) inches in height providing direct access provided as an exit to the outside.~~

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

51. Amend Section 2498.

§ 2498. Landing, Porch, and Stairway-Design and Construction.

(a) Requirements for the design and construction of all structural elements of porches and stairways and railings are contained in the California Building Code, except as otherwise provided by this article. Live loads applicable to porch floors and stairways shall be not less than forty (40) psf. Porches shall be designed and constructed as completely freestanding, self-supporting structures.

(b) Where a door of the unit swings outward onto a landing or porch:

(1) The floor of the exterior landing or porch shall be not more than one (1) inch lower than the bottom of the door; and

(2) The width and depth of the exterior landing or porch serving stairs perpendicular to any outswinging door opening shall not be less than the full width of the door when open at least ninety (90) degrees. Guard rails shall permit the door to open at least ninety (90) degrees.

(c) Where the unit door swings inward or is a sliding door, the landing, porch, or top step of the stairway may be not more than seven and one-half (7½) inches below the door. The width of the landing, porch, or top step of the stairway shall be not less than the width of the door opening.

(d) The stairway may be capable of being relocated and need not be secured to the lot. ~~No horizontal dimension of a landing shall be less than the width of the stairway.~~

NOTE: Authority cited: Section 18865, Health as Safety Code. Reference: Section 18871.3, Health and Safety Code.